

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2 (c)

ROBERT C. NISENSEN, L.L.C.

10 Auer Court
East Brunswick, NJ 08816
(732) 238-8777
Attorneys for Debtor
Robert C. Nisenson, Esq.
RCN 6680

In the Matter of

INDIE COOPER-GUZMAN
DEBTOR



Order Filed on December 21, 2021

by Clerk
Case No. 18-29664
U.S. Bankruptcy Court
District of New Jersey

Judge: MBK
Chapter 13

Recommended Local Form:

☐ Followed

☒ Modified

**ORDER ALLOWING DEBTOR TO PURCHASE PROPERTY AND APPROVE
FINANCING**

The relief set forth on the following pages **ORDERED**.

DATED: December 21, 2021

A handwritten signature in black ink, appearing to read "Michael B. Kaplan".

Honorable Michael B. Kaplan
United States Bankruptcy Judge

Upon the Debtor's motion for approval to purchase and finance the real property commonly known as 406 N. 2ND Street, Lehigh, Pennsylvania 18325 (the Real Property).

IT IS hereby **ORDERED** as follows:

1. The Debtor is authorized to purchase property located at 406 N. 2nd Street, Lehigh, Pennsylvania, 18235 and obtain post-petition financing from Finance of America Mortgage, LLC assigns or to another mortgage company on similar terms as set forth the terms and conditions of the pre-approval pursuant to 11 U.S.C. §§ 364(c) in the amount not to exceed \$108,109.
2. The provision of Rule 6004(h) shall not be applicable to the matter and the Debtor shall be permitted to purchase the property immediately.
3. That the Chapter 3 Trustee shall be provided with a copy of the HUD-1 settlement statement within seven (7) days of the closing of the financing/purchase.

In re:
Indie R Cooper-Guzman
Debtor

Case No. 18-29664-MBK
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Dec 21, 2021

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

| Symbol | Definition |
|--------|--|
| + | Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP. |

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 23, 2021:

| Recip ID | Recipient Name and Address |
|----------|---|
| db | + Indie R Cooper-Guzman, 147A David St., South Amboy, NJ 08879-1709 |

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 23, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 21, 2021 at the address(es) listed below:

| Name | Email Address |
|--------------------|--|
| Albert Russo | docs@russotrustee.com |
| Albert Russo | on behalf of Trustee Albert Russo docs@russotrustee.com |
| Christian Del Toro | on behalf of Creditor PNC BANK N.A. cdeltoro@martonelaw.com, bky@martonelaw.com |
| Denise E. Carlon | on behalf of Creditor PNC BANK NATIONAL ASSOCIATION dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com |
| Frank J Martone | on behalf of Creditor PNC BANK N.A. bky@martonelaw.com |
| Frank J Martone | on behalf of Loss Mitigation PNC BANK bky@martonelaw.com |

District/off: 0312-3

User: admin

Page 2 of 2

Date Rcvd: Dec 21, 2021

Form ID: pdf903

Total Noticed: 1

Frank J Martone

on behalf of Loss Mitigation PNC Bank National Association bky@martonelaw.com

Robert C. Nisenson

on behalf of Debtor Indie R Cooper-Guzman r.nisenson@rcn-law.com
doreen@rcn-law.com;g2729@notify.cincompass.com;nisensonrr70983@notify.bestcase.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 9